

WARRANTY DEED

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NO TRANSFER  
TAX PAID

38-189

ANNETTE M. BOURGOIN CRANDLEMIRE, F/K/A ANNETTE M. BOURGOIN AND ANNETTE M. BOLDUC of Waterville, County of Kennebec and State of Maine for consideration paid, grant to STANLEY C. BOLDUC and WENDY S. SMILEY of Clinton, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon located in Waterville, in the County of Kennebec and State of Maine, and being a part of land developed under the name of Silvermount, plan of said Silvermount having been made by E. W. Crawford, C.E., which plan is recorded in Kennebec Registry of Deeds, said lot being numbered 60 on said plan, and reference is made to said plan for a more particular description of said Lot 60.

Together with another lot or parcel of land lying next easterly of Lot 60 and bounded and described as follows, to wit:

Beginning at the northeasterly corner of Lot No. 60 and running easterly in an extension of the northeasterly line of Lot No. 60 to the easterly line of land now or formerly of James E. Poulin and Frederick K. Poulin; thence running in a general southerly direction in the easterly line of the land now or formerly of James E. Poulin and Frederick K. Poulin to a point opposite the southerly line of Lot No. 60; thence running westerly in a line constituting an easterly extension of the southerly line of Lot No. 60 to the southeasterly corner of Lot No. 60; thence running northerly in the easterly line of Lot No. 60 to the point begun at. It is definitely understood that the easterly boundary of this second parcel is wherever the easterly line of land now or formerly of James E. Poulin and Frederick K. Poulin actually is and no warranty is made as to the dimensions or points of this second lot herein conveyed. It being further understood that when reference to the easterly line of land now or formerly of James E. Poulin and Frederick K. Poulin is made, this line is the westerly line of property formerly known as the Gilman property.

Together with the right of way in common with others over the streets as shown on said plan, except that it is understood that this instrument does not convey to the within grantee any rights in reference to that portion of a street shown on plan of Silvermount lying between Lot No. 66 on the south side and Lots 67 and 68 on the north side, said proposed road as shown on plan of Silvermount having been eliminated by reason of a relocation of Lots 67 and 68.

This conveyance is made subject to the same restrictions contained in a deed from James E. Poulin and Frederick K. Poulin to Rosaire U. Bolduc and Annette Bourgoin, dated May 10, 1946 and recorded in the Kennebec County Registry of Deeds in Book 833, Page 144.

Being the same premises conveyed to Annette Bourgoin f/k/a Annette M. Bolduc by warranty deed from Rosaire U.

38-189

Bolduc, dated January 13, 1964 and recorded in the Kennebec County Registry of Deeds in Book 1328, Page 354. Clair Crandlemire, husband of the grantor, signs this deed for the purpose of releasing any marital interest that he may have in the property.

WITNESS our hands and seals this 10th day of August, 1995.

Julie L. Baker  
WITNESS

Annette M. Bourgoïn Crandlemire  
ANNETTE M. BOURGOIN CRANDLEMIRE

Julie L. Baker  
WITNESS

Clair Crandlemire  
CLAIR CRANDLEMIRE

THE STATE OF MAINE  
Kennebec, ss.

August 10, 1995

Then personally appeared the above named ANNETTE M. BOURGOIN CRANDLEMIRE and and acknowledged the foregoing instrument to be their free act and deed.

Before me, Blake E. Perry  
Notary Public  
BLAKE E. PERRY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES NOVEMBER 24, 2001

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RECEIVED KENNEBEC S.S.

95 AUG 23 AM 9:00

ATTEST: Norman Reed Brown  
REGISTER OF DEEDS